

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Lunenburg, MA 01462

Minutes
Information Meeting
1259 Massachusetts Avenue
August 11, 2014

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison

Also Present: Chantell Fleck, MRPC

The Information Meeting was to hear and discuss a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for use of current medical office building, combined with a metal storage barn for landscaping supplies and vehicles.

Applicant represented by project engineer Jonathan Markey, Markey and Rubin. The proposed building will include a compacted gravel turnaround and parking area for 1-2 employees. Individual loads up on fertilizer in the morning; comes back at the end of the day. Existing septic able to handle increased capacity from two-man operation. J. Markey noted that stormwater drainage paths will remain the same post development. J. Markey opined that many of the items in Whitman & Bingham Associates (WBA) review were addressed in the Environmental Impact Statement (EIS) which had not yet been reviewed. Plans will be revised based on review letter; applicant will be asking for waivers from the parking regulations. Attorney Sherrill Gould, representing the applicant, noted the applicant J. Brianas has a purchase and sales agreement with the property owner Duane Glow and intends to keep the current medical office building. S. Gould gave the background of the project as presented previously to the Zoning Board of Appeals. Garage will be on a slab foundation. No hazardous materials on site, no stockpiling or compost materials; all fertilizer products will be stored in bags. Special permit for frontage variance received from the Zoning Board of Appeals for preexisting lot. Existing septic tank will be replaced. Will be addressed with Nashoba Board of Health. Will connect with municipal water system.

Reviewing Engineer Wesley Flis, WBA went through his review dated August 7, 2014 (on file in the Planning Office).

- #1 – Zoning Board of Appeals
- #2 – show on plan
- #3 – applicant will request waivers
- #4 – #8 - see review letter
- #9 – applicant noted covered in EIS
- #10 – see review letter
- #11 – applicant may request waiver
- #12 – #13 - see review letter
- #14 – applicant may request waiver
- #15 – #16 - see review letter – label depth of gravel on plan
- #17 – #19 - see review letter – possible directive

#20 – see review letter – show on plan
#21 – #43 are Stormwater Management Comments
#44 – #48 - see review letter
#49 – Fire Department should view plan
#50 – see review letter
#51 – Board of Health should view plan

J. Bilotta-Simeone concerned with parking if chiropractor business changes – if a change of use, will have to come back before the Board. M. Allison concerned with accessibility of access easement to Town land. In-house tech meeting to be held.

The applicant is currently working with the Sewer Commission in the event septic does not work out on the site. Applicant submitted paperwork to the Commission for a change of use.

M. Allison inquired if the proposed outside storage would be covered. No outside storage currently proposed, but as that had to be requested from ZBA, the applicant applied for that also while before the ZBA. If used, will be open and screened. M. Allison opined that if existing sewer is available, applicant is required to hook up. Applicant to investigate.

Motion, N. Lockwood, to continue Information Meeting to August 25th, Second, D. McQuaid, Motion passed. Information Meeting recessed 7:10 PM.